



Loudoun County Fire and Rescue System Guidelines

Subject: Fire and Rescue Proffer and Special Exception Guidelines	Effective: 1 May 2001 Revised:
Chapter: Administration	FRG: 4.5.1
Approved: _____, Fire and Rescue Commission	

Purpose: This guideline establishes the fire and rescue proffer guidelines for use by the Department of Building and Planning.

Policy:

1. The proffer priorities for the fire and rescue system of Loudoun County are (in order of decreasing importance):

- a. One-time residential and commercial contributions
- b. Proffers of fire and rescue station sites and equipment
- c. Miscellaneous proffers required to mitigate unique public safety issues associated with the proposed project

2. One-time residential contributions of \$90 per dwelling unit shall be requested as fire and rescue proffers. These contributions shall be used to support the capital improvement needs of the primary volunteer fire and rescue companies providing service to the project. Contributions shall be indexed for inflation to the CPI for the Washington Metropolitan area using 2000 as the base year. Contributions shall be collected by the County and distributed quarterly to the primary volunteer fire and rescue companies providing service to the project.

Additional one-time residential contributions may be requested if a project contains high-rise or high-density elements.

3. One-time commercial contributions of \$0.15 per gross square foot shall be requested as fire and rescue proffers. These contributions shall be used to

support the capital improvement needs of the primary volunteer fire and rescue companies providing service to the project. Contributions shall be indexed for inflation to the CPI for the Washington Metropolitan area using 2000 as the base year. Contributions shall be collected by the County and distributed quarterly to the primary volunteer fire and rescue companies providing service to the project.

Additional one-time commercial contributions may be requested if a project contains high-rise or high-density elements.

4. Contributions of fire and rescue station sites shall be requested when the area within the proposed project has been identified in County or local volunteer company master plans. Station sites may also be requested when needed to support an existing station need, such as renovation, expansion, or relocation. Property must be identified in the project concept plans and subsequent documentation as a fire and rescue site.

Fire and rescue site proffers shall include the following elements:

- a. The site shall be greater than or equal to five usable acres
- b. The site shall have a satisfactory Type II soil analysis
- c. The site shall have zoning approval for a radio communications tower
- d. The developer shall agree to clear and grade the site to appropriate County or volunteer company requirements
- e. The developer shall provide public water, sewer, and other underground utilities to the site border at a location agreed to by the County or the volunteer company
- f. The developer shall provide provisions for pre-emption control of traffic signals surrounding the station site
- g. The developer shall provide graveled construction access to the site

5. Offers to purchase equipment should only be accepted when specifically requested by the affected volunteer fire and rescue companies. Equipment includes vehicles (engines, ladder trucks, ambulances, heavy rescue squads, and other apparatus) as well as other emergency equipment.

Interior building 800 MHz antenna systems shall be proffered for all commercial projects until appropriate modifications to the County's Facility Standards Manual (FSM) can be made.

6. Miscellaneous proffers shall be sought when needed to meet a specific goal of the fire and rescue system. Examples of miscellaneous proffers include:

- a. Houses suitable for training exercises and fires
- b. Support for specialized training programs to meet specific site public safety needs such as:
 - Trench/below grade rescue operations
 - High-rise fire fighting
 - Vertical rescue operations
- c. Dry hydrants in areas without public water supplies

7. All commercial applicants requesting special exceptions shall be required to provide a one-time contribution of \$0.15 per gross square foot for distribution to the affect volunteer fire and rescue companies. Developers that have previously made one-time contributions for the project shall not be requested to make additional contributions, unless the special exception significantly changes the scope of the original project. Contributions shall be collected and adjusted for inflation as discussed in paragraph 3.